

BY-LAW NO. 2024-XXXX

A By-law to Amend Zoning By-law 2010-0050, as amended, for the lands described as Lots 25-36, 41-56, Part of Lots 17-24, 40, 57-76, Part of West 20-Foot Lane, Part of East 20-Foot Lane, Part of Matthews Street, and Part of Reserve Block, Registered Plan 119, Town of Halton Hills, Regional Municipality of Halton, municipally known as 130 Mountainview Road North

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Sections 34 and 37 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS on _____, 202_, Council for the Town of Halton Hills approved Report No. PD-202_-__, dated _____, 202_, in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation conforms to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment No. XX.

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

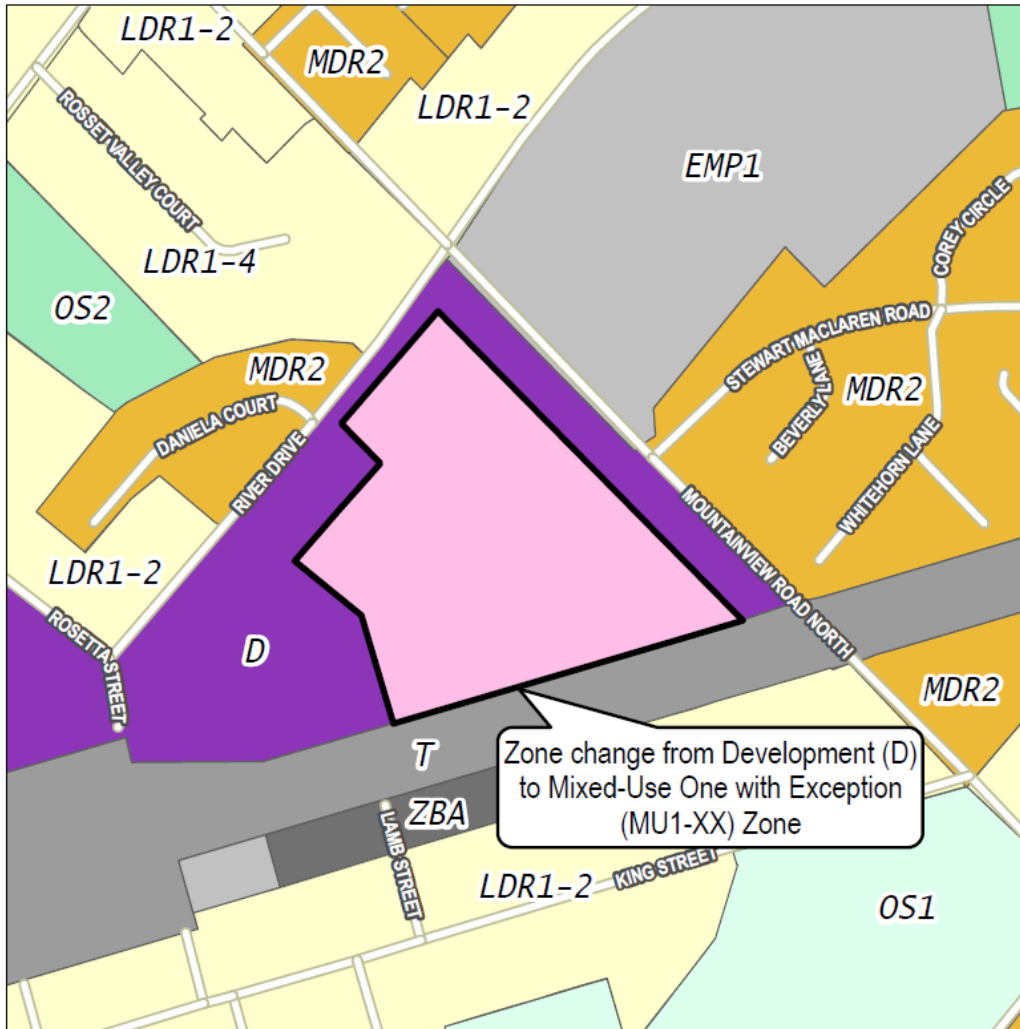
1. That Schedule “A3-2” of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Lots 25-36, 41-56, Part of Lots 17-24, 40, 57-76, Part of West 20-Foot Lane, Part of East 20-Foot Lane, Part of Matthews Street, and Part of Reserve Block, Registered Plan 119, Town of Halton Hills, Regional Municipality of Halton, municipally known as 130 Mountainview Road North, as shown on Schedule “A” attached to and forming part of this By-law from the Development (D) zone to a Mixed-Use One with Exception (MU1-XX) zone.
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050, as amended, is hereby further amended by adding the Exception Provision contained in Schedule “B” attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ___ day of _____, 202_.

MAYOR – ANN LAWLOR

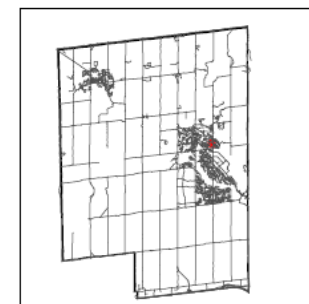
TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE A to By-law 2024-XXXX



LEGEND

- 130 Mountainview Rd N
- Mixed-Use One with Exception, MU1-XX
- Employment One, EMP1
- Low Density Residential One, LDR1
- Medium Density Residential Two, MDR2
- Open Space One, OS1
- Open Space Two, OS2
- Development, D
- Transportation, T
- Lands Subject to By-law 57-91 as Amended



Schedule B to By-law 202_-____

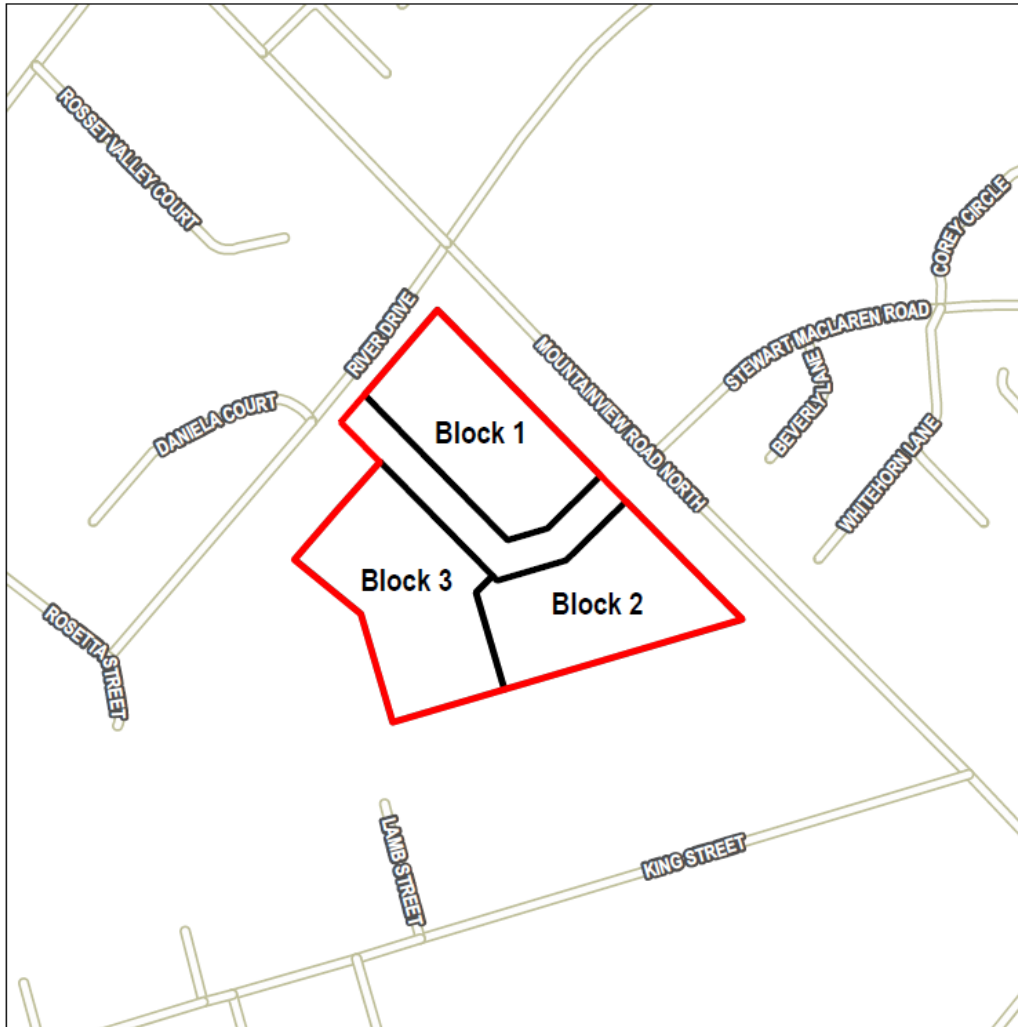
13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX 202_-XXXX Georgetown	MU1	130 Mountainview Road North				<p>The following provisions apply to all of the lands zoned (MU1-XX) and identified as Block 1, Block 2 and Block 3 on Schedule C attached to and forming part of this By-law:</p> <ul style="list-style-type: none"> i) For the purpose of applying zoning provisions for parking and height, Blocks 1, 2 and 3 shall be considered as one lot. ii) Notwithstanding provision 5.2.2 of By-law 2010-0050, where the application of the parking ratio results in a fraction of a <i>parking space</i> being required, the minimum number of spaces shall be increased to the next highest whole number if the fraction is 0.5 or greater and shall be decreased to the next lowest whole number if the fraction is less than 0.5. iii) Notwithstanding Table 5.2 and Table 5.3 of By-law 2010-0050, the number of <i>parking spaces</i> required shall be calculated in accordance with the following standards: <ul style="list-style-type: none"> a. Residential <i>parking spaces</i> – 0.9 spaces per <i>dwelling unit</i> b. Visitor and Retail <i>parking spaces</i> – 0.1 spaces per <i>dwelling unit</i> iv) For the purposes of this Zone, “Height” means: with reference to a <i>building</i> or <i>structure</i>, the vertical distance measured from the <i>established grade</i> to the building roof. The building height shall exclude mechanical penthouse, parapets, guard rails, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, make up air units, elevator overruns, and architectural features which may extend past the maximum building height to a maximum of 6.0 metres;


					<p>The following provisions apply to the lands identified as Block 1 on Schedule C attached to and forming part of this By-law:</p> <ul style="list-style-type: none"> i) The lot line parallel to Mountainview Road North shall be deemed the <i>front lot line</i>; ii) Minimum <i>front yard</i> – 2.0 m; iii) Minimum <i>rear yard</i> – 3.0 m; iv) Minimum <i>exterior side yard</i> – 2.0 m; v) Maximum <i>height</i> – 74.75 m; vi) Notwithstanding special provision 3 of Table 6.1 of By-law 2010-0050, <i>Retail Stores</i> shall be permitted at-grade fronting onto River Street and Mountainview and may include a mezzanine level.
					<p>The following provisions apply to the lands identified as Block 2 on Schedule C attached to and forming part of this By-law:</p> <ul style="list-style-type: none"> i) The lot line parallel to River Drive shall be deemed the <i>front lot line</i>; ii) Minimum <i>front yard</i> – 3.0 m; iii) Minimum <i>rear yard</i> – 5.5 m; iv) Minimum <i>interior side yard</i> – 4.1 m; v) Maximum <i>height</i> – 69.25 m;
					<p>The following provisions apply to the lands identified as Block 3 on Schedule C attached to and forming part of this By-law:</p> <ul style="list-style-type: none"> i) Minimum <i>front yard</i> – 12.8 m; ii) Minimum <i>rear yard</i> – 3.0 m;

						<p>iii) Minimum interior <i>side yard</i> – 0.0 m;</p> <p>iv) Maximum <i>height</i> – 75.3 m;</p>
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SCHEDULE C to By-law 2024-XXXX



LEGEND

 130 Mountainview Rd N

